

MYSTERIOUS WATERS
LOT 9
OR 45 P 935

POWELL CHARLES/
55 EGRET ST S
CRAWFORDVILLE, FL 32327

2024

00-00-003-082-06104-000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Foundation	02	CONCR SLAB 100			
Frame	12	WOOD FRAME 100			
Exterior Wall	12	CEDAR/CYPR 50			
Exterior Wall	15	CONC BLOCK 50			
Roof Structur	02	SHED 100			
Roof Cover	12	MODULAR MT 100			
Interior Wall	04	PLYWOOD 100			
Interior Floo	12	HARDWOOD 100			
Heating Type	04	AIR DUCTED 100			
Air Condition	03	CENTRAL 100			
Bedrooms		3 100			
Bathrooms		2 100			
Story Height		0 100			
Stories	2.	2. 100			
Units		0 100			
Quality	03	AVERAGE			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM	1	MKT AREA 12			
NEIGHBORHOOD/LOC	82.100	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,309	100	1993	1,309	81,822
FOP	250	30	1993	75	4,688
UOP	100	20	1993	20	1,250
UUS	1,309	50	1993	654	40,879
TOTALS	2,968			2,058	128,640

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100% - 2022		111.62	229,714	1979	1979	0	0	44.00	56.00
Heated Area: 1309						HX Base Yr 2022					

WAKULLA COUNTY PROPERTY				
VALUATION SUMMARY			PAGE 1 of 1	
VALUATION BY			STANDARD	
Tax Group: 3			Tax Dist:	
BUILDING MARKET VALUE			128,640	
TOTAL MARKET OB/XF VALUE			37,263	
TOTAL LAND VALUE - MARKET			90,000	
TOTAL MARKET VALUE			255,903	
SOH/AGL Deduction			56,713	
ASSESSED VALUE			199,190	
TOTAL EXEMPTION VALUE			50,000	
BASE TAXABLE VALUE			149,190	
TOTAL JUST VALUE			255,903	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			259,056	
5YR CK JS DEMO XFOB X4 PU XFOB X2				
COA PER NCOA REPORT				
2022 PORT FROM 00-00-073-247-10186-01C				
COA PER TC OFFICE				
PERMIT NUM	DESCRIPTION	AMT	ISSUED	
21000680	POLE BARN	0	07/08/2021	
028562	GARAGE	0	01/18/2002	
SALES DATA				
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD	SALE PRICE
1174/0247	10/06/2020	QC U	I 30	100
GRANTOR: POWELL CHARLES				
GRANTEE: POWELL CHARLES				
1142/0257	2/27/2020	OR U	I 11	100
GRANTOR: ESTATE OF PHILIP POWE				
GRANTEE: POWELL CHARLES				
BUILDING NOTES				
BUILDING DIMENSIONS				
UUS=[YR=1993] 1309 \$ BAS=[YR=1993] 1309 \$ FOP=[YR=1993] 250 \$ UOP=[YR=1993] 100 \$.				

EXTRA FEATURES																
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0130	FIRE PLACE	0	100	0	1.00	UT	1,300.00	1,300.00	100	1980	1980	3	20	260	
2	0100	6" CHAINLI	0	100	0	500.00	LF	19.00	19.00	100	1989	1989	3	20	1,900	
3	0940	OPEN SHED	0	100	12	240.00	SF	4.00	4.00	100	1989	1989	3	20	192	
4	0160	GARAGE FIN	0	100	32	768.00	SF	40.00	40.00	100	2002	2002	3	59	18,125	
5	0375	WOOD WALK	0	100	100	400.00	SF	15.00	15.00	100	1980	1980	3	20	1,200	
6	0211	CONCRETE W	0	100	6	144.00	SF	6.00	6.00	100	2002	2002	3	20	173	
7	0055	PORTABLE C	0	100	18	540.00	SF	3.00	3.00	100	2006	2006	3	27	437	
8	0210	CONCRETE D	0	100	30	540.00	SF	6.00	6.00	100	2006	2006	3	27	875	
9	0030	BARN,POLE	0	100	40	1,440.00	SF	9.00	9.00	100	2021	2021	3	93	12,053	
10	0371	FLOATING D	0	100	16	128.00	SF	20.00	20.00	100	2018	2018	3	80	2,048	

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000132	C	SFR RIVER	100			89.00	237.00	1.00	LT		1.00	1.00	1.00	90,000.00	90,000.00	90,000							